

TOWNSHIP OF BRIDGEWATER
ORDINANCE NO. 11-01

AN ORDINANCE OF BRIDGEWATER TOWNSHIP ADOPTING THE 2003 EDITION OF THE *INTERNATIONAL PROPERTY MAINTENANCE CODE*, REGULATING AND GOVERNING THE CONDITIONS AND MAINTENANCE OF ALL PROPERTY, BUILDINGS AND STRUCTURES; BY PROVIDING THE STANDARDS FOR SUPPLIED UTILITIES AND FACILITIES AND OTHER PHYSICAL THINGS AND CONDITIONS ESSENTIAL TO ENSURE THAT STRUCTURES ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE; AND THE CONDEMNATION OF BUILDINGS AND STRUCTURES UNFIT FOR HUMAN OCCUPANCY AND USE, AND THE DEMOLITION OF SUCH EXISTING STRUCTURES IN THE TOWNSHIP OF BRIDGEWATER; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR; REPEALING ANY AND ALL OTHER ORDINANCES AND PARTS OF THE ORDINANCES INCONSISTENT HERewith.

THE SUPERVISORS OF THE TOWNSHIP OF BRIDGEWATER DO ORDAIN AS FOLLOWS:

Section 1. That a certain document, three (3) copies of which are on file in the office Secretary of Bridgewater Township, being marked and designated as the *International Property Maintenance Code*, 2003 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of Susquehanna County, in the State of Pennsylvania for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the Township of Bridgewater are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. The following sections are hereby revised:

Section 101.1. Title: These regulations shall be known as the *Property Maintenance Code* of BRIDGEWATER TOWNSHIP hereinafter referred to as "this code."

Section 103.5. Fees: The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated by a schedule to be determined by the Township which shall be amended from time to time.



Section 304.14. Insect Screens: During the period from April 30 to September 30, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packages or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.

Section 602.3. Heat Supply: Every owner and operator of any building who rents, leases or lets one or more dwelling unit, rooming unit, dormitory or guestroom on terms, either expressed or implied to furnish heat to the occupants thereof shall supply heat during the period from October 1 to April 30 to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the *International Plumbing Code*.

2. In areas where the average monthly temperature is above 30°F (-1° C) a minimum temperature of 65° F (18°C) shall be maintained.

Section 602.4. Occupiable Work Spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to April 30 to maintain a temperature of not less than 65°F(18°C) during the period spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that requires cooling or special temperature conditions.

2. Areas in which persons are primarily engaged in vigorous physical activities.

Section 3. That any Ordinance or any part of any Ordinance inconsistent herewith is hereby repealed.

Section 4. That if any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The Supervisors hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections sentences, clauses and phrases be declared unconstitutional.



Section 5. That nothing in this ordinance or in the Property Maintenance Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act of ordinance hereby repealed as cited in Section 2 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 6. That the Secretary is hereby ordered and directed to cause this ordinance to be published.

Section 7. That this ordinance and the rules, regulation, orders and matters established and adopted hereby shall take effect and be in full force and effect from and after the date of its final passage and adoption.

ORDAINED AND ENACTED INTO LAW THIS 3rd DAY OF November, 2003.

Beverly Way
TOWNSHIP SUPERVISOR

Charles Mend
TOWNSHIP SUPERVISOR

William H. Horki
TOWNSHIP SUPERVISOR

ATTEST: Cornelia Ely

